

**TOY DISTRICT/DOWNTOWN INDUSTRIAL DISTRICT
BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS MEETING
MAY 29, 2007
MINUTES**

BOARD MEMBERS

Present: Ernest Doizaki, Donald Kanner, Howard Klein, Larry Rauch, Mark Shinbane, William Shinbane, Michael Tansey and Paul Vert.

Absent: Richard Gardner, Richard Meruelo, Thomas Payne and Charlie Woo.

STAFF: Tara Devine, Raquel King, Greg Lee, Estela Lopez and Vicky McCormick.

CONSULTANTS: Qathryn Brehm and Don Steier

I. CALL TO ORDER

Vert called the meeting to order with a quorum at 12:05pm.

II. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS- None

III. APPROVAL OF MINUTES

Rauch made a motion to approve the April 24, 2007 minutes, and Klein seconded. The Board unanimously approved.

IV. TREASURER'S REPORT

Lopez requested Board consideration of an assessment increase for both Toy and DID, as permitted under each BID's management plan. She reminded the Board that in 2007 the Toy District assessment rate was increased by 4%, and DID was increased by 3%. Lopez recommended that the rates be increased by same percentages for 2008. She also informed the board that Steve Gibson of Urban Place Consulting would be updating the assessment database for both BIDs, which will be submitted to the City Clerk's office.

MOTION: Klein made a motion to authorize assessment increases for 2008, and Kanner seconded. The Board unanimously approved the following increases: Toy District BID: 4% increase; Downtown Industrial District BID: 3% increase.

V. TOY DISTRICT TRASH ENFORCEMENT

Lopez reported that CCEA continues working with consultants from Englander & Associates to improve the management and collection of trash and recyclables within the Toy District. The consultants presented a Phase I 30-day report. A surprising finding of the Phase I report is that some Toy District alleys can potentially host more trash bins. Fire access requires 20-foot width, and a number of the alleys surveyed are narrower than 20 feet. In these alleys, the L.A. City Fire Department requires access for hoses and ladders, not trucks. CCEA staff will be walking the district with the consultants and the Fire Department on June 6 to identify areas for additional bin placement. Lopez added that the funds to pay for the consultants' Phase I work had been raised from the City and the Community Redevelopment Agency, and there would be no cost to the community or the BID.

Phase II will cost \$60,000, for which Lopez is attempting to identify funds. Lopez stated that the second phase will include recommendations for an overall collection system that is sustainable and cost effective, and that will maintain clean streets and alleys in the Toy District. The plan will also refine some of the current CCEA maintenance operations.

VI. OPERATIONS REPORT

McCormick reported that LAPD statistics show that from April to May there were 35 fewer people living on the sidewalks of Skid Row. McCormick then reported that one hundred stolen shopping carts (not including the Catholic Worker carts), and seventy one milk crates were recovered by the BID's public safety team and brought to CCEA's Check In Center in April.

Doizaki suggested that CCEA charge the owners of the shopping carts for retrieving them.

McCormick informed the Board that the amount of graffiti removed has increased compared to previous months. She also stated that a letter from the City Attorney's office was mailed to property owners who have not allowed the BID to remove graffiti from their properties, and have not removed it themselves. The letter informs the property owner that by law an owner is required to maintain their property.

Lopez informed the Board that the Hippie Kitchen which is directly across the street from the pre-school Para Los Ninos is the site of a County-sanctioned needle exchange program. Due to the potential dangers associated with exposing children to needles that may be lying on the sidewalk, Lopez stated that she is working with the City to close or relocate this program.

VII. INDUSTRIAL LAND USE

Devine informed the Board that Councilman Jose Huizar introduced a motion to the Planning Department requesting that the boundaries of the Arts District be amended to reflect south of 6th Street, Mill & Violet Streets. This may require a community plan amendment, but there may be a simpler solution.

Devine informed the board that the Central City community plan (which includes Toy/DID) was funded in the City's 2007-2007 budget to begin its update. The Central City NORTH Community Plan was NOT funded in this budget cycle, but CCEA will work with the City to have it funded next year. In the meantime, some of the pressing planning elements can be discussed and handles through the CRA's "design for development" process for the Central Industrial Redevelopment Project area.

Devine encouraged the Board to attend a networking forum that was being hosted by Gail Goldberg and the City Planning Commission. The event will take place at the A&D Museum in the Wilshire District on May 30th at 5:30pm.

Devine informed the Board that the City may also reconsider portions of Central City East as appropriate for mixed-use and/or live/work uses.

Devine added that the vesting tentative tract map (VTT) map for the 2121 Project (Phase II of three) in the Arts District had been approved recently by the ZA .

Devine briefed the Board on the Downtown Design Guidelines and Streetscape Standards. She stated that this effort began because of streetscape design conflicts in South Park, but expand to become streetscape standards and design guidelines for Downtown LA. The guidelines include the Toy District up to Los Angeles Street, but opted to exclude the Industrial and Arts Districts. CCEA made it clear that it was unacceptable to exclude the eastern half of downtown LA. Too many land use discussion have planned for one half of Downtown, and not the other. The City team assembling the standards indicated that we will be included in future conversations about the design guidelines and streetscape standards, and that the boundaries should be extended.

Devine reported that the Downtown DASH study is near completion. A Central City East route will be implemented the route will travel from the Civic Center to the Jewelry District, to 7th Street and then to Central, and back to the Civic Center.

Devine gave the board a recap of the Central Industrial CAC meeting that took place on May 24th. She provided a map and brief description of all the current project sites that have sought CRA approval in the Central Industrial Redevelopment Project Area. Furthermore, she informed the Board that the CRA was assembling a five year implementation plan and asked the board members to submit to Devine any property owner goals or projects that they would like to see included in the plan.

Devine also reported that the City is moving forward with the revision of the industrial land use policy to include amended boundaries. The revised policy should be complete in June or July and will likely be presented at a public hearing, possibly a joint meeting of the CRA and City Planning commissions.

Lopez informed the Board that the Weingart Center will not moving forward with their proposed housing project due to opposition from CCEA and the business owners.

VIII. TOY DISTRICT BANNERS

Brehm asked the Board to decide on the background color of the new Toy District banners, the choice being white or red, and the Board voted unanimously in favor of red.

Brehm then informed the Board that CCEA submitted the Skid Row Neighborhood Watch Walk for an achievement award on social issues from the International Downtown Association.

IX. NEW BUSINESS- None

X. ADJOURNMENT- The meeting of the Board was adjourned at 1:13pm.